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Department of Planning & Zoning**

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STAFF REPORT 2005-2006 AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): Lee

APR ITEM(S): 05-IV-2S

NOMINATOR(S): James Puryear

ACREAGE: 1.18 Acres

TAX MAP I.D. NUMBERS: 81-3((5))13

GENERAL LOCATION: Southeast of the Franconia Road/Grovedale Drive intersection.

PLANNING AREA(S): IV

District(s): Springfield

Sector: Beulah (S9)

Special Area(s): N/A

ADOPTED PLAN MAP: Office

ADOPTED PLAN TEXT: Low-intensity office use with conditions regarding architecture, site layout, screening, historic resources, tree save, and roadway improvements.

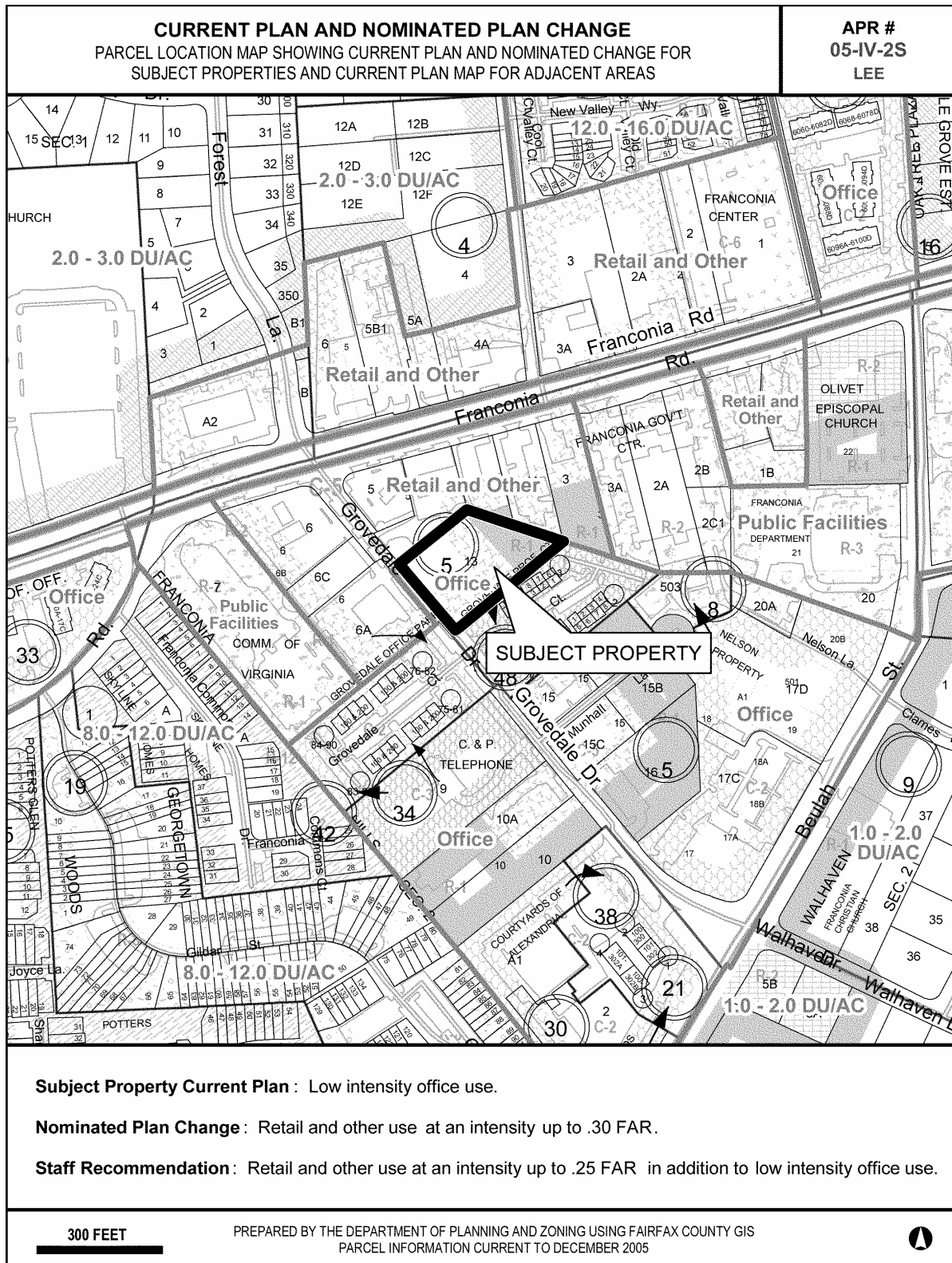
For complete Plan text see

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

NOMINATED PLAN AMENDMENT: Retail and other use up to 0.30 floor area ratio (FAR).

SUMMARY OF STAFF RECOMMENDATION:

<input type="checkbox"/>	Approve Nomination as submitted
<input checked="" type="checkbox"/>	Approve Staff Alternative
<input type="checkbox"/>	Retain Adopted Plan



CONTEXT

General Location: The property is generally located southeast of the Franconia Road/Grovedale Drive intersection

Planned and Existing Land Use and Zoning:

Subject Property: The subject property is located in the Beulah Community Planning Sector (S9) of the Springfield Planning District and has a current Plan Map designation of office use. The Comprehensive Plan recommendation for this area indicates that it is planned for low intensity office use with conditions regarding architecture, site layout, screening, historic resources, tree saves, and roadway improvements. The parcel is vacant with substantial vegetation and is split zoned C-5 and R-1.

Adjacent Area:

North: Parcel 81-3((5))5A, planned for retail use and zoned C-5. The parcel is the location of a Seven-Eleven convenience store fronting Franconia Road.

East: Land and Sea Grill and the Hometown Veterinary Hospital properties, planned for retail use and zoned C-5.

South: Grovedale Professional Center condominium offices, planned for office use and zoned C-3.

West: Grovedale Drive and across is the Commonwealth of Virginia's Alcohol and Beverages Control (VABC) office. The area is planned for retail and other use and is zoned C-5.

PLANNING HISTORY

No changes have been made to the Comprehensive Plan for the subject area since 1995.

ADOPTED COMPREHENSIVE PLAN TEXT

The Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Springfield Planning District as amended through 12-6-2004, Beulah Community Planning Sector (S9), page 93, Land Use Recommendation #3:

“ Within the Franconia Road, Beulah Street, and Grovedale Drive triangle, the area located south and west of both the Franconia Fire Station and the Franconia Government Center is planned for low intensity office use. Neighborhood-serving retail use up to .25 FAR is planned along Franconia Road. In order to develop either office or retail uses in the area, the following conditions should be met:

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- Substantial parcel consolidation and a coordinated development plan that reflects a superior site layout and architectural design should be an element of any development proposal;
 - The visual impact of any proposed development on the adjacent stable, low density residential neighborhood to the east should be screened by using substantial landscaping, berms, and other effective and aesthetic screening techniques. No commercial uses should directly front on Beulah Street;
 - A field survey should be conducted prior to final design plans and, if significant historic resources are found, appropriate preservation measures should be incorporated into the design phase;
 - Development should be designed to retain as many of the indigenous hardwood trees as possible. Pedestrian-oriented open space areas, such as an easily accessible urban park, should be incorporated as an element of the development plan; and
 - Roadway improvements necessary to ensure an acceptable level of service within the area affected by the development should be provided. The design of the internal circulation pattern and the location of related access points should be planned to minimize the traffic impact on the adjacent residential area.”

Nominated Plan Amendment

The purpose of the nomination is to facilitate use of the entire site for a carpet store of approximately 15,000 sq. ft. Such facility requires a Plan that recommends retail use at an intensity up to 0.30 FAR. Therefore, the nomination seeks to amend the Comprehensive Plan by adding retail use as an option at upto 0.30 FAR.

The Comprehensive Plan Map would not change.

ANALYSIS

Land Use

Zoning

The property is split zoned R-1 and C-5. The R-1 area is triangular in shape and is smaller in area compared to the remaining C-5 zoned area. A C-5 district allows carpet stores as a by-right use but not R-1. A site plan (2725-SP-002-3) has been submitted to the County to build an approximately 12,000 square feet (sq. ft.) carpet store on the C-5 section of the property and is currently under review. The nomination to change the Plan recommendation from office to retail at 0.30 FAR would facilitate rezoning of the residentially zoned parcel to a similar zoning as C-5

thereby making it possible to construct a larger store of 15,420 sq. ft. because it is already planned for non-residential use.

Compatibility

The nominated use would be compatible with the overall area. The parcels fronting Franconia Road which are developed with auto related uses and a convenience store, are planned for retail use at 0.25 FAR. The section of the convenience store adjacent and north of the subject property is currently being used for parking. Across from the subject property, along Grovedale Drive, are parcels planned for retail and other use. However, there is no justification to replan the subject area for an intensity greater than 0.25 FAR, as currently recommended for the surrounding lots. In addition, introducing higher intensity for the subject parcel may establish a precedent for replanning other properties in the area to higher intensities.

Environmental

Tree Cover

Trees worthy of preservation are located in the nomination area. Recommendation for tree save areas would be based on a staff assessment in combination with information submitted by the applicant(s) and findings from the Urban Forestry Division.

Transportation

The trips generated by the current Plan and the nominated Plan are shown below. Under the current Plan 170 average daily trips can be expected. Under the nominated Plan 662 trips are expected. The increase in vehicle trips would not have a significant impact on the street network. Maintenance of only one entrance point to this property on Grovedale Drive is preferred.

Trip Generation Comparison

	AM Peak Hour		PM Peak Hour		
Scenario	In	Out	In	Out	Daily
Current Plan 15,420 Sq. Ft. Office	21	3	4	19	170
Nominated Plan 15,420 Sq. Ft. Retail	10	6	28	30	662

RECOMMENDATION

The subject property is surrounded by parcels that are planned and zoned for commercial uses. Replanning the parcel to an intensity that is compatible with other retail uses in the area is appropriate. The larger section of the property, which is zoned C-5, allows a carpet store as a permitted use. This amendment would facilitate rezoning the residentially zoned section and

thereby achieve better site design and more efficient internal circulation. Therefore, staff recommends that the nomination be approved as an option but that intensity be limited to a 0.25 FAR to be consistent with the retail planned properties in the area. Furthermore, staff recommends that the subject parcels should be subject to the conditions that apply to the larger area.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

(Additions are shown underlined; deletions are shown with a ~~striketrough~~):

MODIFY: The Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Springfield Planning District as amended through 12-6-2004, Beulah Community Planning Sector (S9), page 93, Land Use Recommendation #3 would be modified as follows:

“ Within the Franconia Road, Beulah Street, and Grovedale Drive triangle, the area located south and west of both the Franconia Fire Station and the Franconia Government Center is planned for low intensity office use. Neighborhood-serving retail use up to .25 FAR is planned along Franconia Road. Parcel 81-3((5))13 on Grovedale Drive, may be appropriate for office or retail use up to .25 FAR. In order to develop either office or retail uses in the area, the following conditions should be met:

- Substantial parcel consolidation and a coordinated development plan that reflects a superior site layout and architectural design should be an element of any development proposal;
- The visual impact of any proposed development on the adjacent stable, low density residential neighborhood to the east should be screened by using substantial landscaping, berms, and other effective and aesthetic screening techniques. No commercial uses should directly front on Beulah Street;
- A field survey should be conducted prior to final design plans and, if significant historic resources are found, appropriate preservation measures should be incorporated into the design phase;
- Development should be designed to retain as many of the indigenous hardwood trees as possible. Pedestrian-oriented open space areas, such as an easily accessible urban park, should be incorporated as an element of the development plan; and

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- Roadway improvements necessary to ensure an acceptable level of service within the area affected by the development should be provided. The design of the internal circulation pattern and the location of related access points should be planned to minimize the traffic impact on the adjacent residential area.”

THE PLAN MAP

The Comprehensive Plan Map which designates tax map parcel 81-3((5))13 for office use, will not change.